



## listing



### Agent Info

Naam:	Arrighi Maira
Bedrijfsnaam:	IL PUNTO IMMOBILIARE
Mistlampen:	Italy
Experience since:	1999
Service Type:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 890,000

### Locatie

Adres:	Camporgiano, LUCCA, Italy
Geplaatst:	04-07-2024

### Omschrijving:

CAMPORGIANO - In the heart of Garfagnana in a splendid area, nestled among green hills, we offer for sale a beautiful property consisting of two houses for a total of approx. 350 sqm. Completely renovated in the typical Tuscan style and accompanied by two pools (5x10) plus a large plot of land.

The first building (120 m<sup>2</sup>) called "Vinca" is arranged on 2 levels and consists of:

#### GROUND FLOOR

- Living room with fireplace
- Kitchen/dining room;
- Double room;
- Bathroom with disabled access
- Storage room/cellar.

#### FIRST FLOOR

- Double bedroom with exclusive bathroom;
- Double room;
- Double room;
- Bathroom;



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Private parking, laundry, pergola and BBQ are just some of the services you can enjoy outside the cottage. The property is equipped with an infinity pool with a splendid view of the valley, between greenery and mountains.

Second building (180 m2) called "Caprifoglio" is arranged on 3 levels and composed of:

#### GROUND FLOOR

- Entrance - hallway;
- Living room with fireplace;
- Kitchen;
- Two rooms;
- Bathroom;

#### FIRST FLOOR

- Two rooms;
- Bath;

#### BASEMENT

- Three large rooms used as a cellar/laundry;
- Porch with wood oven;

The property includes surrounding land of approximately 52,000 square meters, with approx 80 fruit trees (pear, apple, plum and cherry trees). In addition there is the possibility of creating an agricultural annex.

A careful layout of the green spaces make this place immersed in the countryside an oasis for a few. The rustic house has a good layout and perfect liveability both externally and internally thanks to the numerous exits to the stone-paved courtyard.

The property is very private and exposed to the east. The sale includes furnishings.

Public water and private source.

Heating: LPG gas

Arrival via dirt road approx. 150m (public/municipal).

### **Algemeen**

Slaapkamers:	8
Badkamers:	5
Afgewerkte vierkante meter:	400 m <sup>2</sup>
Lot Afmeting:	52000 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: V0310000



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